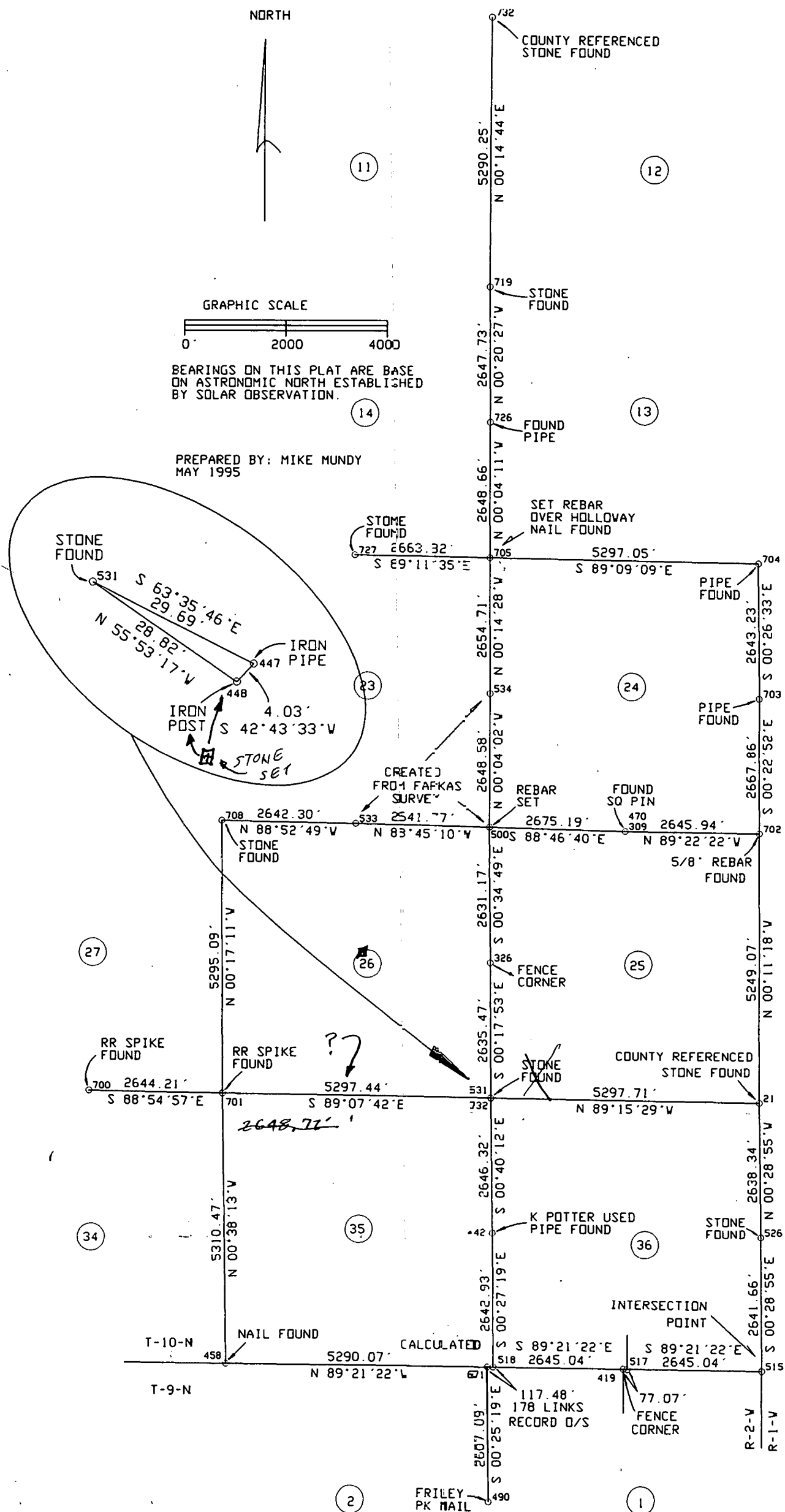


T10N-R02W-24_0000_MCS



FRI CO SURVEYING & MAPPING

Edmund O. Farkas
Registered Land Surveyor

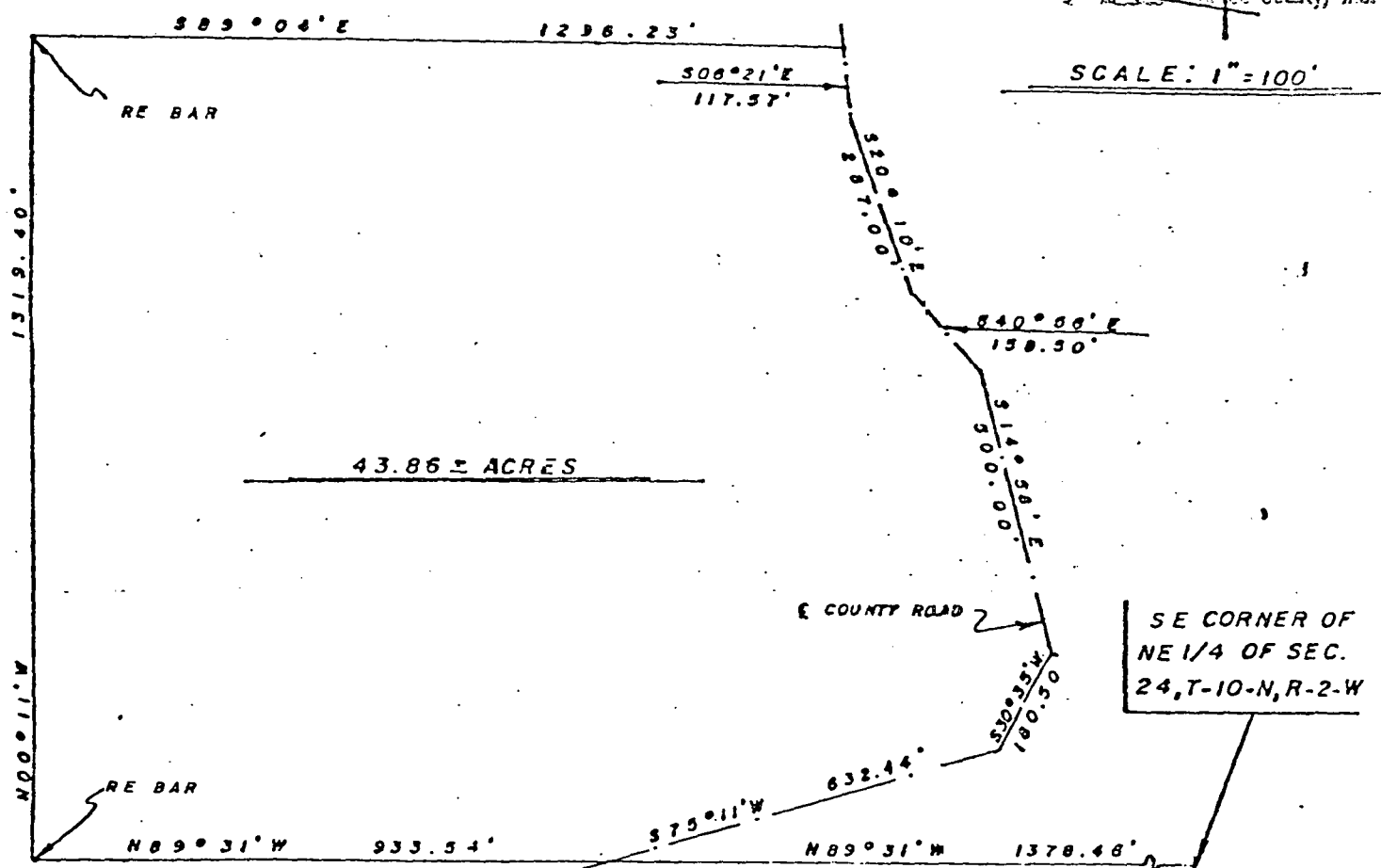
(812) 876-2305
103 West Temperance

P. O. Box 95
Ellettsville, Indiana 47429

REAL ESTATE TRANSFER

MAR 17 1979

Monroe County, Ind.



I, Edmund O. Farkas hereby certify that I am a Registered Land Surveyor, licensed in compliance with the Laws of the State of Indiana; that the above plat and following description correctly represent a land survey completed under my supervision on November 17, 1978; that all the monuments shown thereon actually exist and that their location and type are to the best of my knowledge accurately shown.

Edmund O. Farkas
Registered Land Surveyor
Ind. Reg. No. 89114

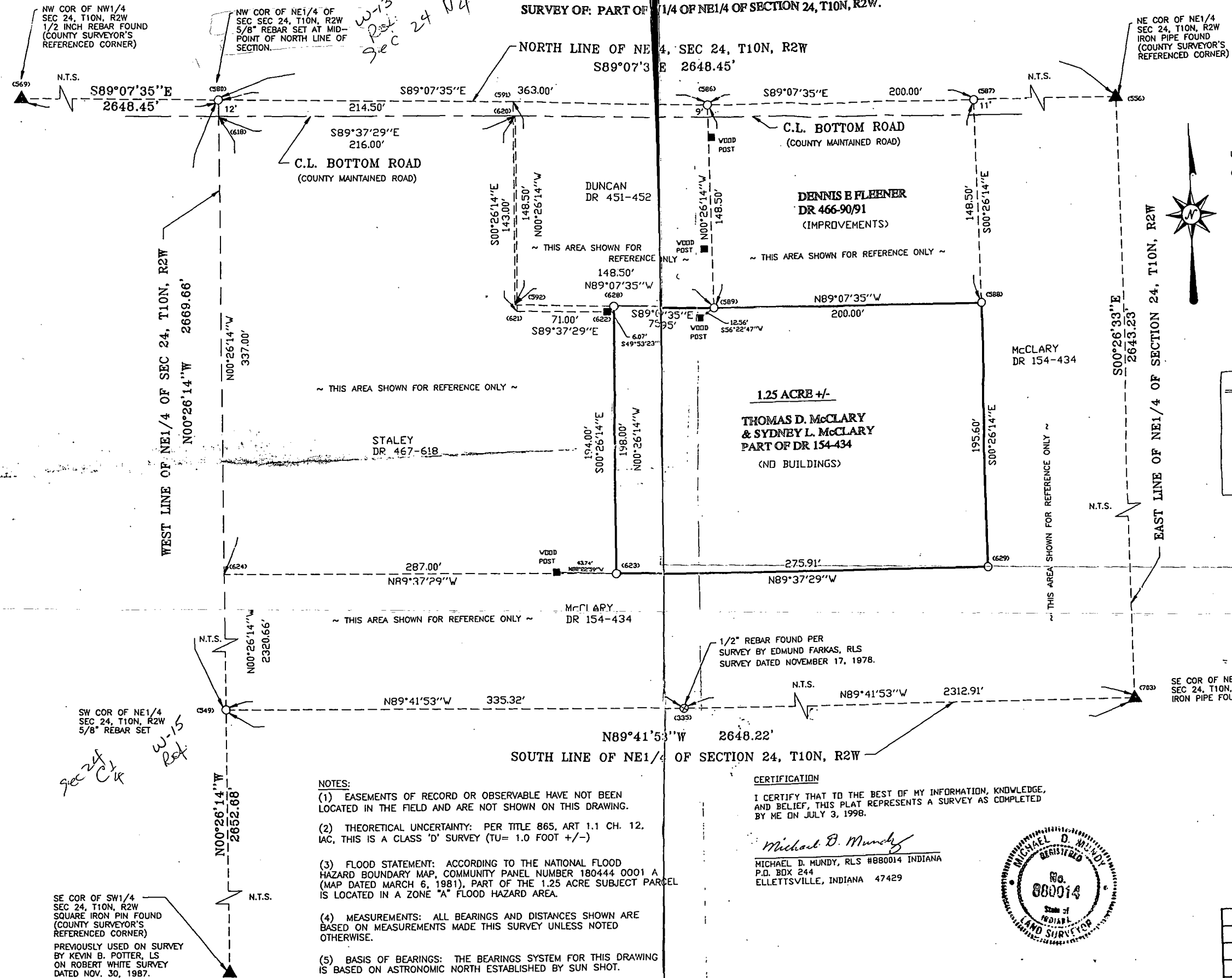
A part of the South Half of the Northeast Quarter of Section Twenty-four (24), Township Ten (10) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at a point on the South Line of said Half Quarter Section where the said South Line intersects with the center line of a County Road, said point being North Eighty-nine (89) Degrees and Thirty-one (31) Minutes West 1376.46 feet from the Southeast Corner of said Northeast Quarter of said Section, thence leaving said center line and along said South Line North Eighty-nine (89) Degrees and Thirty-one (31) Minutes West 935.54 feet, thence leaving said South Line North Zero (00) Degrees and Eleven (11) Minutes West 1319.40 feet to the North Line of said Half Quarter Section, thence along said North Line South Eighty-nine (89) Degrees and Four (04) Minutes East 1296.23 feet to the aforementioned center line, thence leaving said North Line and along said center line the following courses and distances: South Six (06) Degrees and Twenty-one (21) Minutes East 117.57 feet, thence South Twenty (20) Degrees and Ten (10) Minutes East 287.00 feet, thence South Forty (40) Degrees and Fifty-six (56) Minutes East 158.50 feet, thence South Fourteen (14) Degrees and Fifty-eight (58) Minutes East 500.00 feet, thence South Thirty (30) Degrees and Thirty-five (35) Minutes West 180.50 feet, thence South Seventy-five (75) Degrees and Eleven (11) Minutes West 632.44 feet to the place of beginning. Containing 43.86 acres, more or less.

SURVEY OF 1.25 ACRE PROPOSED PARCEL SURVEY PREPARED FOR: DENNIS E. FLEENER

RECORD OWNERS: THOMAS D. McCLARY & SYDNEY L. McCLARY PART OF DEED RECORD 154 AT PAGE 434.

SURVEY OF: PART OF 1/4 OF NE1/4 OF SECTION 24, T10N, R2W.



West. The position is on a straight line from the Southeast corner of the Southwest quarter of Section 24 to the Northwest corner of the Northeast Quarter intersected with a line from the iron pipe found at the Southeast corner of the Northeast quarter of Section 24 and through a found 1/2 inch rebar (point 335) which is on the South line of the Northeast quarter of Section 24.

(B) - Record documents:

This survey is prepared subject to defects in title which might be disclosed by a complete and accurate title search and/or opinion.

Adjoining owners are shown on the attached plat by name and deed record as by the Office of the Monroe County Auditor and Recorder Offices.

The 1.25 acre subject parcel was created this survey as directed by Dennis E. Fleener (proposed buyer). The North line is the South line of Fleener and part of the South line of Duncan. The West line is the East Line of Staley. The East line is a projection of the East line of Fleener. The South line is a projection of the South line of Staley.

(C) - Lines of occupation:

Easements of record or observable were not located in the field and are not shown on the plat of survey.

The subject parcel is not fenced. However, wood posts noted on the attached plat may have been part of a fence at some point in time.

(D) - Measurements:

This survey was performed with a 20 second Theodolite and Electronic Distance Measuring Equipment.

"Theoretical Uncertainty" is a computed value of the predicted uncertainty of the position of a point or line, based on the equipment used and procedures applied in the field measurements. The Theoretical Uncertainty for this survey (due to random errors in measurement) is +/- 1.00 feet.

• **LAND DESCRIPTION ~ Proposed 1.25 acres.**

A part of the Northwest quarter of the Northeast quarter of Section 24, Township 10 North, Range 2 West, Monroe County, Indiana, described as follows:

Commencing at a 5/8 inch rebar marking the Northwest corner of the Northeast quarter of Section 24; thence South 89 degrees 07 minutes 35 seconds East (Astronomic Bearing) along the North line of said quarter Section, for a distance of 563.00 feet to a 5/8 inch rebar; thence South 0 degrees 26 minutes 14 seconds East, for a distance of 148.50 feet to a 5/8 inch rebar set at the POINT OF BEGINNING; thence continuing South 0 degrees 26 minutes 14 seconds East, for a distance of 195.60 feet to a 5/8 inch rebar; thence North 89 degrees 37 minutes 29 seconds West, for a distance of 275.91 feet to a 5/8 inch rebar; thence North 0 degrees 26 minutes 14 seconds West, for a distance of 198.00 feet to a 5/8 inch rebar; thence South 89 degrees 07 minutes 35 seconds East (passing a 5/8 inch rebar set at 75.95 feet), for a distance of 275.95 feet to the POINT OF BEGINNING; said described tract containing 1.25 acres, more or less.

Subject to any and all utility easements, highway rights-of-way, encumbrances and other observable or recorded restrictions, conditions and limitations.

There are no buildings on the above described 1.25 acre parcel.

Prepared by: Michael D. Mundy, Land Surveyor; P.O. Box 244, Ellettsville, Indiana on June 9, 1998.

FILE: FLEEREP.WPS

Surveyor's Report

Dennis E. Fleener Survey
Part of Northwest quarter of Northeast quarter
Section 24, Township 10 North, Range 2 West,
Monroe County, Indiana.

In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 865 IAC 1-12 ("Rule 12"), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:

Note: There may be unwritten rights associated with these uncertainties.

The purpose of this survey is to monument and describe a proposed 1.25 acres parcel which is **part of the land of Thomas D. McClary and Sydney L. McClary, being part of Deed Record 154 at page 434**, Office of the Recorder of Monroe County, Indiana. Dennis E. Fleener is the proposed buyer of the subject tract.

(A) - Availability, condition and integrity of reference monuments;

The following reference monuments were found and accepted in their found location. The survey field point number (xxx) is noted on the within plat.

Point (569) is a one half inch rebar found at the Northwest corner of the Northwest quarter of Section 24. This monument is referenced by the Monroe County Surveyor. This is the position which is shown as nail found at the Southwest corner of Section 13, T10N, R2W, per survey by Ross O. Holloway, RLS certified on August 1990 and recorded in Survey Record Book 1 at page 308/309 in the Office of the Recorder of Monroe County, Indiana.

Point (556) is a pipe found at the Northeast corner of the Northeast quarter of Section 24, Township 10 North, Range 2 West. This monument is referenced by the Monroe County Surveyor. This is the position which is shown as iron pipe found at the Southeast corner of Section 13, T10N, R2W, per survey by Ross O. Holloway, RLS certified on August 1990 and recorded in Survey Record Book 1 at page 308/309 in the Office of the Recorder of Monroe County, Indiana.

Point (703) is a iron pipe found at the Southeast corner of the Northeast quarter of Section 24, Township 10 North, Range 2 West. The history of this monument is unknown.

The Southeast corner of the Southwest quarter of Section 24, T10N, R2W is a found square iron pin. This monument is referenced by the Monroe County Surveyor. This monument was previously accepted by Kevin B. Potter, RLS on a survey for Robert White in Section 25, T10N, R2W (survey dated November 30, 1987).

The following control monuments were set this survey.

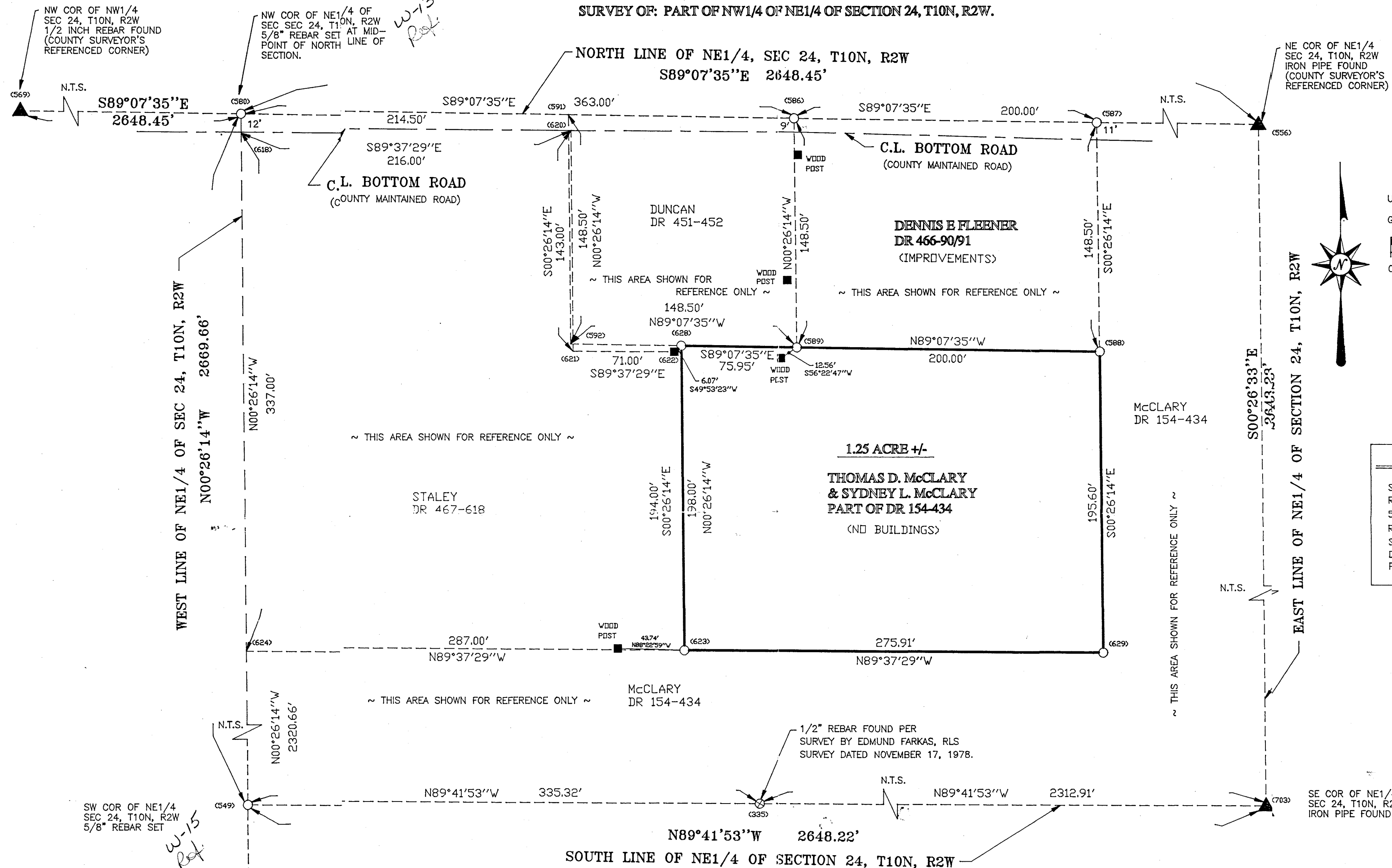
Point (580) is a 5/8 inch rebar with cap set at the computed position of the Northwest corner of the Northeast quarter of Section 24, Township 10 North, Range 2 West. The position is at the mid point of the North line of Section 24, Township 10 North, Range 2 West.

Point (549) is a 5/8 inch rebar set this survey at the calculated position of the Southwest corner of the Northeast quarter of Section 24, Township 10 North, Range 2

SURVEY OF 1.25 ACRE PROPOSED PARCEL SURVEY PREPARED FOR: DENNIS E. FLEENER

RECORD OWNERS: THOMAS D. McCLARY & SYDNEY L. McCLARY PART OF DEED RECORD 154 AT PAGE 434.

SURVEY OF: PART OF NW1/4 OF NE1/4 OF SECTION 24, T10N, R2W.



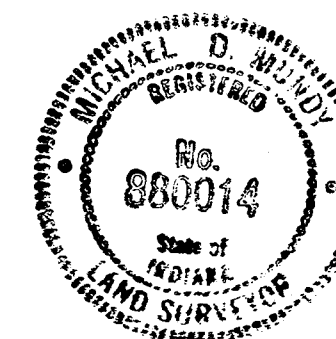
NOTES:

- EASEMENTS OF RECORD OR OBSERVABLE HAVE NOT BEEN LOCATED IN THE FIELD AND ARE NOT SHOWN ON THIS DRAWING.
- THEORETICAL UNCERTAINTY: PER TITLE 865, ART 1.1 CH. 12, IAC, THIS IS A CLASS 'D' SURVEY (TU= 1.0 FOOT +/-)
- FLOOD STATEMENT: ACCORDING TO THE NATIONAL FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 180444 0001 A (MAP DATED MARCH 6, 1981), PART OF THE 1.25 ACRE SUBJECT PARCEL IS LOCATED IN A ZONE 'A' FLOOD HAZARD AREA.
- MEASUREMENTS: ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON MEASUREMENTS MADE THIS SURVEY UNLESS NOTED OTHERWISE.
- BASIS OF BEARINGS: THE BEARINGS SYSTEM FOR THIS DRAWING IS BASED ON ASTRONOMIC NORTH ESTABLISHED BY SUN SHOT.
- SURVEYOR'S REPORT AND DESCRIPTION ATTACHED.

CERTIFICATION

I CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, THIS PLAT REPRESENTS A SURVEY AS COMPLETED BY ME ON JULY 3, 1998.

Michael D. Mundy
MICHAEL D. MUNDY, RLS #880014 INDIANA
P.O. BOX 244
ELLETTSVILLE, INDIANA 47429



DENNIS E. FLEENER SURVEY
SURVEY OF PROPOSED 1.25 ACRES PARCEL
SECTION 24, T-10-N, R-2-W
MONROE COUNTY, INDIANA
JULY 3, 1998

PREPARED BY: MICHAEL D. MUNDY, LAND SURVEYOR

Aug 16th 1853

Surveyed for Solomon Languell and John Beale in Section 24 T 10 R 2 W and established the following corners viz:

- (1) NE corner of S E qr of N E qr wit trees Birch 8 S 73 $\frac{1}{2}$ ° 20 14
" " " " " " 10 N 43° E 13 $\frac{1}{2}$ 14
- 2 SW corner of S E qr of N W qr wit trees Maple 6 S 43° E 18 14
" " " " " " 10 N 75° E 12 "
- 3 NW corner of S E qr of N W qr wit trees Ash 20 N 38 $\frac{1}{2}$ ° E 40 $\frac{1}{2}$
" " " " " " Hickory 15 S 32° E 39
- 4 NW corner of N E qr of N W qr wit trees White oak 36 E 66 $\frac{1}{2}$ 14

August 17th 1853 Established for John Adams a corner in the center of Section 19 T 10 R 1 W

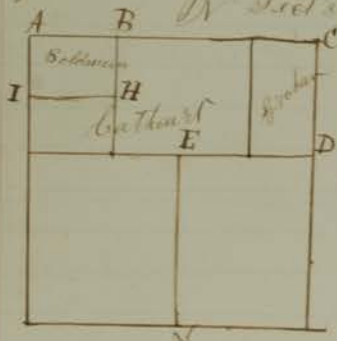
+ Wit trees Red Elm 14 S 37° E 31 14
Maple 16 S 79° W 4 $\frac{1}{2}$ "

S Languell } chain bearer
E J Languell } sworn

James Woodburn
Deft S. M. C.

August 25th 1853

Surveyed for R. Graham M. Cathcart &c. in Section 36 T 9 R 2 W and established the following corners viz according to the following plat



- | | | |
|---|-----------|--|
| A | wit trees | Mulberry 14 in N 2° W 43 14 |
| B | " " | White oak 16 N 10 $\frac{1}{2}$ ° E 93 |
| B | " " | White oak 20 S 20° W 16 14 |
| C | " " | Hickory 36 S 55 $\frac{1}{2}$ ° E 65 " |
| C | " " | Hickory 8 N 87° E 19 " |
| D | " " | Ash 12 S 31 $\frac{1}{2}$ ° E 20 " |
| D | " " | White oak 20 S 24° E 64 " |
| E | " " | White oak 20 S 75° E 78 " |
| E | " " | Hickory 20 N 74° W 30 " |
| F | " " | Poplar 6 S 32° W 28 " |
| F | " " | Red oak 12 N 76° E 28 $\frac{1}{2}$ " |
| H | " " | B. Gum 10 S 72° W 32 " |
| H | " " | Hickory 6 N 34° W 28 " |
| I | " " | Hickory 6 N 10° E 25 " |
| I | " " | B. Oak 20 S 34° E 51 " |

Established also at the same time for Isaac Whisenand the NW corner of Section 31 T 9 Range 1 W

+ Wit trees Hickory 32 N 46° E 31 "

" " " " 8 S 19° E 62 "